

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
OCTOBER 14, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, October 14, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Acting Chair, Ellen Sheridan; Justin Outling; Kimberly Moore-Dudley; Tyler Quinn; Robert Kollar; and Horace Sturdivant. Staff present included, Cheryl Lilly, Gloria Gray, Barbara Harris, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Donald Foster, Jared LaRue, Brad Tolbert, and Rich Stovall. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**1. SWEARING IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**2. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

**3. APPROVAL OF MINUTES FROM SEPTEMBER 9, 2014 MEETING:**

Ms. Moore-Dudley moved approval of the September 9, 2014 meeting minutes as written, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Quinn, Kollar, Sturdivant. Nays: None.)

**4. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Code Compliance Administrator Gray informed the Commission that the following items have been repaired by the owners and removed from the agenda: Item 5 for property at 1511 Randolph Street, Item 6 for property at 1903 Larkin Street, Item 7 for property at 1507 Holbrook Street, and Item 10 for property at 2503 Kersey Street. In addition, Item 13 for property at 803 A&B Macon Street has been pulled from the agenda for service. Ms. Gray noted that the correct address for Item 19 is 615 South Mendenhall, Apartments 1, 2, and 3.

***CONTINUED CASES:***

- 5. 1511 Randolph Street** (Parcel #0007966) Darryl E. Johnson, Sr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from February 12, 2013; April 9, 2013; June 11, 2013; July 9, 2013; October 8, 2013; November 10, 2013; December 12, 2013; March 11, 2014; May 13, 2014; July 8, 2014, and September 9, 2014 meetings. **(REPAIRED)**
- 6. 1903 Larkin Street** (Parcel #0011079) SP Master Capital LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. Continued from August 12, 2014 meeting. **(REPAIRED)**
- 7. 1507 Holbrook Street** (Parcel #0011460) Livingstone B. Rakama and Susan C. Rakama, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from September 9, 2014 meeting. **(REPAIRED)**
- 8. 809 Lexington Avenue** (Parcel #0005926) Nellie Jones LLC and Bulent Bediz, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from September 9, 2014 meeting. **(INSPECTOR UPHELD)**

There was no one present to speak on this case. Staff has not heard from the owner regarding his inability to attend the meeting.

Inspector Sheffield stated that there are no permits for this property.

Ms. Moore-Dudley recalled that at the last meeting, Mr. Bediz indicated that he was working with UNC-Greensboro to make this work part of a project for students.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 14, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations includes exposed wiring at light fixture; power not on at time of initial inspection; doors difficult to operate; handrails missing and required on one side of stairwell; lighting is required in public halls; missing smoke detectors; windows not readily accessible in case of emergency; missing or inoperable smoke detectors; duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; heating system not capable of maintaining 68 degrees in habitable rooms; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater not properly installed or maintained; water heater relief valve not properly installed and/or maintained; equipment provided by owner must be in working condition; kitchen shall have a clear passage of 3 feet between counter fronts and appliances or walls; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired or replaced; rotten roof sheathing; roof not properly anchored; ceiling contains holes, loose material and/or in disrepair; bathrooms must have a door and interior lock; foundation wall ventilation not maintained or missing; roof drains, gutters and downspouts in disrepair; roof water shall not be discharged as to create a public nuisance; roof has leaks; exterior—all mechanical appliances shall be properly installed and maintained in safe and working condition; deck, porch and/or patio flooring rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition.

Based on the absence of any testimony and the video showing no intent to bring the property into compliance, Mr. Quinn moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Quinn, Sturdivant, Moore-Dudley, Kollar. Nays: None.)

Acting Chair Sheridan stated that the property involved in this matter is located at **809 Lexington Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The properties in question have more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structures are dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

9. **2119 Langley Street** (Parcel #0026027) Jose and Emily Espitia, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from August 12, 2014 meeting. **(CONTINUED UNTIL DECEMBER 9, 2014 MEETING)**

Jose Espitia is the property owner of 2119 Langley Street. He was sworn as to his testimony in this matter.

Jana Rosenkowsky, 122 North Elm Street, was sworn as to her testimony as an interpreter in this matter.

Mr. Espitia has completed installation of the windows. He recently purchased 1811 Elwood Street and has completed putting that property into compliance. He plans to begin work on 2119 Langley Street now that 1811 Elwood Street is complete. He estimated a timeline of two months to bring the property into compliance. He is doing the work himself and therefore, the work is taking longer to complete.

Inspector Covington noted that there has been no change in the condition of the property since the last video. The property is vacant. The owner needs to acquire a building permit. The owner is in receipt of the violations list and is starting with the larger items on the list such as window replacement.

Ms. Moore-Dudley moved to continue the case until the December 9, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Kollar, Quinn, Sturdivant. Nays: None.)

**10. 2503 Kersey Street** (Parcel #0029702) Dorothy Cornelius and Walter Cornelius, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from February 11, 2014; April 8, 2014; May 13, 2014; June 10, 2014; July 8, 2014; and August 12, 2014 meetings. **(REPAIRED)**

**11. 1833 McKnight Mill Road** (Parcel #0079232) Robert Reberg, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from September 9, 2014 meeting. **(CONTINUED UNTIL DECEMBER 9, 2014 MEETING)**

Code Compliance Administrator Gray stated that the last date of inspection was February 14, 2014. The date of the hearing was October 24, 2013. The City did not have to secure the property. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints.

Robert and Susan Reberg, 5042 Lakeshire Road, distributed information and documentation to members. They have received paperwork from the bank saying that the Deed in Lieu has been approved.

Ms. Moore-Dudley was supportive of continuing the case until the December meeting to allow time for the property to change from the Rebergs to the bank.

Ms. Moore-Dudley moved to continue the case until the December 9, 2014 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Quinn, Moore-Dudley, Kollar. Nays: None.)

**12. 3102 Summit Avenue – Units H, I, L, N** (Parcel #0032354) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structures. Inspector Roy McDougal. Continued from the January 14, 2014; April 8, 2014, and August 12, 2014 meetings. **(CONTINUED UNTIL DECEMBER 9, 2014 MEETING)**

Irene Agapion, 625 South Elm Street, stated that units H and L passed inspection on October 8, 2014. There are no violations in those units but the gas service needs to be connected. She called Piedmont Natural Gas and was informed that they did not have a landlord connecting service and therefore, the owner must apply for their own personal service. She is arranging for all four remaining units to be connected. Units I and N are in progress. The permit on the building has been passed since the last meeting. She expects the remaining two units to be completed prior to November 25, 2014. She requested a continuance of 60 days to complete the work on Units I and N and to get the gas service connected on the last four units.

Inspector LaRue stated that he was pleased with the progress being made at the property.

Mr. Quinn moved to continue the case until the December 9, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Quinn, Moore-Dudley, Kollar. Nays: None.)

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Acting Chair Sheridan informed members that Bulent Bediz, has arrived at the meeting. Mr. Bediz is the owner of 809 Lexington Avenue. He was not present earlier when his case, Item 8, was heard and the Inspector was upheld.

Mr. Outling joined the meeting at 1:58 p.m.

Responding to questions from members, Counsel Jones indicated that members could hear testimony from Mr. Bediz and decide if they want to change their earlier motion. She said that it would be appropriate to give him an opportunity to be heard.

Bulent Bediz, 808 Lexington Avenue, was sworn as to his testimony in the following matter.

Mr. Bediz referred to articles in the newspaper regarding controversies at UNC-Greensboro. At the last meeting he stated that conversation with the Interior Architecture Department at UNC-G was progressing smoothly to determine a way to approach his rehabilitation proposals. However, last week the department head stated that he had received instructions from upper management not to work with him. Mr. Bediz expressed his intention to do the best thing for his properties along with his frustration that hurdles were being thrown in his way. He stated that he is in possession of numerous documents on this property going back to 2001. He recalled history of the property and his agreement with the City to work on five properties. This house was one of the five properties and the work process was stopped before he could make any progress on the property. He is in receipt of building permits issued in 2003 for interior and exterior alterations and siding. He received a stop work order before he began work on this particular property. Prior to this, he obtained a Lead Abatement Contractor License and an application was made to the RIP program and approved. Once the project was stopped, the five properties eventually were turned into a demolition order in 2004.

Acting Chair Sheridan noted that the houses stood for another ten years and the focus must be on going forward toward the repair of the property.

Mr. Bediz stated that he has provided background information to show that this house is in compliance. When the demolition order was passed on the five houses, the City Attorney's Office and attorneys representing Mr. Bediz came to an agreement through an In Lieu of Demolition Agreement that was signed and filed with the Registrar of Deeds. The agreement says that although nobody lives in the houses, the properties need to be saved. If the house is made secure and attractive on the exterior, the interior doesn't bother anybody but the owner. The agreement was sent by email to Barbara Harris.

Acting Chair Sheridan reiterated that the house must be brought into full compliance with the minimum housing standards for the future.

Barbara Harris, City of Greensboro, was sworn as to her testimony in this matter.

Mr. Bediz noted that he did not own these houses for about five years. As soon as they were put back into his name, the City pressed him to fix up the properties.

Ms. Harris stated that there was a document recorded a number of years ago allowing Mr. Bediz a period of time to make repairs only to the exterior of the properties. There was also included in the agreement a date by which Mr. Bediz was supposed to complete repairs on the interior of the properties. The date for interior completion expired years ago.

Mr. Bediz stated that there was no expiration date in the agreement. The only criteria was that the house be made attractive on the outside. He noted that extensive work was done on the exterior including removal of asbestos material on the siding.

Mr. Outling commented that even assuming there is an agreement with the City; Mr. Bediz has a legal remedy that he can pursue in the event the City breaches the contract. He can sue the City for damages for breach of contract.

Acting Chair Sheridan said that the only way the Commission could rescind their earlier vote to uphold the Inspector is to look to the future with a plan for repairing the house. The Commission needs to see a plan and a completion date for repairs.

Mr. Kollar asked Mr. Bediz for his plan and timeline for doing this work. Mr. Bediz said that this block is not residential. He is using this house for storage of building materials. He has completed three projects this year in the same area. Mr. Sturdivant acknowledged that construction is going on in the neighborhood but the Commission's concern is for 809 Lexington Avenue and the plan for repairs. Mr. Bediz stated that the house is not bothering anybody and is attractive from the street.

Given Mr. Bediz's unwillingness to present a plan for repairs, Mr. Outling moved to close discussion on this matter, seconded by Mr. Sturdivant. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Outling, Moore-Dudley, Quinn, Sturdivant. Nays: Kollar.)

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## **NEW CASES**

**13. 803-A&B Macon Street** (Parcel #0005013) Heirs of Eva Peace, Owners. In the Matter of Order to Repair, Alter or Improve Structures. **Inspector Donald Foster. (PULLED FOR SERVICE)**

**14. 1224 Highland Avenue** (Parcel #0008566) Despina and Anthony Psatha, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUE UNTIL DECEMBER 9, 2014 MEETING)**

Code Compliance Administrator Gray stated that the date of inspection was October 1, 2013. The date of hearing was July 1, 2014. The City did not have to secure the property. There are children in the area where the property is located but there is no school nearby. There is no history of police complaints.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 14, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations includes all appliances shall be capable of performing their intended function; stove partially disassembled; missing smoke detectors; heat not on at time of inspection; heating not maintaining 68 degrees in habitable rooms and bathrooms; water not on at time of inspection; stove and furnace not operable; unclean, unsanitary floors; walls have peeling, chipping paint that must be repaired, removed or covered; missing bedroom locks; screens required on doors and windows; door screens should be self-closing and latching; every window shall open and close as manufactured; all accessory structures shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in clean, sanitary condition; grass and weeds are above 12 inches; sidewalk and driveway are covered with limbs, brush, and debris; roof leaks; bedrooms shall

have access to one bathroom without passing through another bedroom located on same story, only a bathroom in one bedroom is located inside the second bedroom.

Irene Agapion, 625 South Elm Street, is representing the owner of the property who lives in New York. The owner just learned that she owned this property two weeks ago. Ms. Agapion has been hired to oversee the property as a property manager to get the house back into compliance. The owner was under the impression the house had gone into foreclosure and it was bank owned. The bank chose to not take the property and it has fallen back on the owner. Ms. Agapion noted that the owner has not been materially involved in the property for more than a year and the violations occurred during the time the owner thought the bank owned the property.

She asked for 60 days to hire a contractor, get utilities turned owned, and get the property into compliance.

Inspector Sheffield said that an electrical permit was finalized in 2007 for baseboard heat.

Inspector McDougal said that the major issue with this house is that it has a bathroom inside a bedroom. It is the only bathroom in the house so the contractor must find a way to access the bathroom without going through the bedroom to make use of it. The hole in the roof has been there for a period of time and is dry. There is no indication of wetness in the ceiling area. Something has caused the ceiling to fall down. A building and electrical permit will be necessary to make the bathroom accessible. The house has been secured.

Ms. Agapion will be managing the property until the repairs have been completed and the property is in compliance. She was unsure if the owner plans to list the property for sale or rent the property. The owner has committed to funding the repairs.

Mr. Sturdivant moved to continue the case until the December 9, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Outling, Sturdivant, Quinn, Kollar, Moore-Dudley. Nays: None.)

**15. 3503 Carrington Avenue** (Parcel #0026441) Edward and Tammy Kinney, Owners. In the Matter or Order to Repair, Alter or Improve Structures. Inspector Roddy Covington.  
**(CONTINUED UNTIL DECEMBER 9, 2014 MEETING)**

Code Compliance Administrator Gray stated that the date of inspection was September 24, 2014. The City did not have to secure the property. There are children in the area where the property is located but there is no school nearby. There is no history of police complaints.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include screen on doors should be self-closing and latching; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; needs premises identification; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; missing smoke detectors; heating system not maintaining 68 degrees in habitable rooms -- bathrooms; open ground outlets; unclean and unsanitary floors, ceilings and/or walls; rotten flooring must be repaired; doors need to be weathertight; windows shall open and close as manufactured; windows need to be weathertight; guardrails are loose, damaged or improperly maintained; steps are rotten or in disrepair;

doors need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; cracked or missing electrical outlet cover; cracked or missing switchplate cover; exposed wiring at outlet.

Edward Kinney, is the owner of the property. He informed members that he is in the process of rebuilding and should be finished in six months. He is working on the repairs as funding becomes available. The property has been secured. He plans to move into the property when reconstruction is complete.

Inspector Covington confirmed that work is being done at the property and approximately 20 percent of the work has been completed. He noted that the peeling paint has been corrected. He noticed that repairs were being made when he videotaped the property on October 8, 2014. He did not see any repairs that had been made between February and August of 2014.

Ms. Moore-Dudley noted that it has been a year since the property was brought to the attention of the owner.

Mr. Kinney plans to install vinyl siding on the exterior within the next 30 days. He has already purchased new windows.

Ms. Moore-Dudley felt that the case should be continued for 60 days to assess progress being made by the owner. To avoid missing work, Mr. Kinney asked if he could call to say he was still working on the repairs instead of coming to the hearing. Members indicated he needed to attend the meeting. Mr. Kinney stated that he would not be able to come to the meeting in two months.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 3-3 and the motion failed. (Ayes: Sheridan, Moore-Dudley, Sturdivant. Nays: Kollar, Outling, Quinn.)

Acting Chair Sheridan explained the purview of the Commission to the owner and expressed their intent to work out a plan for repair to avoid demolishing the property.

Mr. Outling commented that if there is a future hearing, the owner can choose not to attend and take a risk on the possibility that in his absence the Inspector might be upheld.

Mr. Outling moved to continue the case until the December 9, 2014 meeting, seconded by Mr. Kollar. The Commission voted 4-2 in favor of the motion. (Ayes: Sheridan, Outling, Kollar, Quinn. Nays: Sturdivant, Moore-Dudley.)

Acting Chair Sheridan asked Mr. Kinney to return in December with a list of repairs that have been completed along with a plan and timeline for bringing the property into full compliance.

**16. 900 McCormick Street** (Parcel #0009204) Kevin Herdon, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **(INSPECTOR UPHELD)**

Code Compliance Administrator Gray stated that the date of inspection was June 3, 2013. The date of hearing was February 4, 2014. The City did have to secure the property. There are children in the area where the property is located but there is no school nearby. There is no history of police complaints.

There was no one present to speak on the property. Inspector McDougal took the video of the house on October 8, 2014. The owner was present at that time and indicated that he planned to attend the hearing. There have been no changes to the violations.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any

of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include electrical equipment needs to be properly installed and maintained; missing light covers throughout the structure; missing and inoperable smoke detectors; plumbing facilities must be maintained in a safe, sanitary, functional condition; rotten flooring must be repaired; unclean/ unsanitary floors, ceilings and walls; cracks, holes or loose plaster, decayed wood or other defective material must be corrected; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; bathroom must have a door and interior lock; bedrooms must have door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls have loose or rotted material; flashing required around chimney; foundation walls have holes or cracks; foundation wall ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; roof leaks; roof drains, gutters and downspouts in disrepair; needs premises identification; all accessory structures shall be maintained structurally sound and in good repair.

Given that this property has been out of compliance for over a year, no changes for the betterment of the property have been made, as well as the fact there is no evidence of intent to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Outling, Quinn, Kollar, Moore-Dudley, Sturdivant. Nays: None.)

Acting Chair Sheridan stated that the property involved in this matter is located at **900 McCormick Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The properties in question have more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structures are dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**17. 1615 Lucas Avenue** (Parcel # 00460210) Eric W. Nelson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue.  
**(CONTINUED UNTIL DECEMBER 9, 2014 MEETING)**

Code Compliance Administrator Gray stated that the date of inspection was April 10, 2014. The date of hearing was May 1, 2014. The City did not have to secure the property. There are children in the area where the property is located and there is no school nearby. There is no history of police complaints.

Kathryn Clebere, 1820 Belvedere Avenue, Charlotte, North Carolina, was present on behalf of the lender.

Eric Nelson, 1615 Lucas Avenue, is the property owner.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include missing smoke detectors; bathroom requires ventilation system when window isn't provided; lighting required in public halls, stairways, kitchen, bathrooms, laundry room, boiler room and furnace room; water heater not properly installed or maintained; cracked or missing electrical outlet cover; cracked or missing switchplate cover; electrical equipment needs to be properly installed and maintained, exhaust fan in first bathroom needs cover.

Mr. Nelson asked for a continuance of 60 days to complete repairs. Ms. Clebere stated that she is present as a bank representative to make sure that the collateral is preserved.

Inspector LaRue stated that the issues in this house are minimal. The only major concern is that the smoke detector is missing from the unit.

Mr. Quinn moved to continue the case until the December 9, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Quinn, Kollar, Sturdivant. Nays: Outling.)

**18. 704 Mobile Street** (Parcel # 0029623) Heirs of Evelyn Faison, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.  
**(INSPECTOR UPHELD)**

Code Compliance Administrator Gray stated that the date of inspection was September 19, 2013. The date of hearing was May 21, 2014. The City did have to secure the property. There are children in the area where the property is located but there is no school nearby. There is no history of police complaints.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include unsafe electrical wiring; unclean and unsanitary floors, ceilings and/or walls; wall structural members unable to support imposed load; rotten roof sheathing; roof structural member not able to support nominal load; ceiling contains holes, loose material and/or in disrepair; roof has leaks; guardrails shall be at least 30 inches in height; needs premises identification; ceiling contains holes, rotten and/or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls have structural member unable to support imposed load; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; screen required on doors and windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; foundation wall has holes or cracks; roof drains, gutters and downspouts in disrepair.

There was no one present to speak on this property. Inspector Covington indicated that he received a call from one of the heirs informing him that Habitat for Humanity was working with them. There have been no changes to the condition of the property. He could not go inside the house due to safety issues. Only the exterior could be videotaped. The property has been secured.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Quinn, Sturdivant, Kollar, Outling. Nays: None.)

Acting Chair Sheridan stated that the property involved in this matter is located at **704 Mobile Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The properties in question have more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structures are dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**19. 615 Mendenhall Street** (Parcel #0003687) CitiMortgage, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL DECEMBER 9, 2014 MEETING)**

Code Compliance Administrator Gray stated that the date of inspection was October 23, 2011 for Apartment 1. The date of inspection for Apartments 2 and 3 was June 6, 2014. The hearing was June 25, 2014. The City did not have to secure the property. There are children in the area where the property is located but there is no school nearby. There is no history of police complaints.

Acting Chair Sheridan asked Code Compliance Administrator Gray if the video that was being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was October 9, 2014; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include loose, damaged, or improperly maintained guardrails; equipment to detect and alarm or suppress control of fire is missing; exterior walls contain holes or breaks, exterior walls have loose or rotted material; rotting wood at front porch ceilings at apartments 1 and 2; bathroom must have a door and interior locks; locks required on all bedroom doors; cracked or missing switchplate covers; electrical equipment needs to be properly installed or maintained; doors difficult to operate; exterior basement door and doorframe is loose from casing; water not on at time of inspection; plumbing fixtures at toilet loose and not properly secured; ceiling contains holes, rotten, or in disrepair; exterior walls contain holes or breaks; ceiling contains holes, rotten or in disrepair; deck porch patio flooring rotten or in disrepair; exterior hand rails loose, damaged or improperly maintained; unclean, unsanitary floors, ceilings, and/or walls; screens required in all windows in units; gutters have leaks due to holes in gutters; exterior guard or handrail has chipped or peeling paint; chimney not maintained in good repair; exterior walls have loose or rotted material; flashing required around chimney; roof leaks; ceiling needs attic access covers; cracked, missing electric outlet covers; electrical equipment needs to be properly installed and maintained; unsafe electrical wiring; duct system must be capable of performing required function; heat—gas/electric not on at time of inspection; unclean, unsanitary floors, ceilings and/or walls; screens required on doors; screens on doors should be self-closing and latching; every window shall open and close as manufactured; steps rotten or in disrepair; deck, porch, patio flooring rotten or in disrepair; foundation walls have holes or cracks.

Matt McKee is an attorney representing CitiMortgage, the property owner. CitiMortgage has secured bids for a complete remodeling, repair, and renovation. They have not put together a specific timeframe with a contractor. The bids have not been approved. An exterior inspection was made to determine if it would be worthwhile to repair the structure. The recommendation was to repair the house. CitiMortgage will not be a

landlord and the property will immediately be sold or sold as repaired. Mr. McKee asked for a continuance of 60 days to allow time for the development of a plan. It was noted that this property is in a historic district.

Mr. Outling expressed concern that the property been out of compliance for several years and the property owner is unable to make a representation that they intend to bring the property into compliance. Further, there is no timeline or plan to bring the property into compliance and there is a possibility the property may be sold.

Mr. McKee stated that CitiMortgage has owned this property since 2012 but he was unsure when they were first notified of the violations.

Inspector McDougal stated that the property is secure and there are children in the area. He has not received direct complaints from adjoining property owners or citizens in the community about the property.

Mr. McKee said that if the case is continued he will instruct CitiMortgage that a definite plan and timeline must be presented.

Mr. Sturdivant moved to continue the case until the November, 2014 meeting, seconded by Mr. Quinn. The Commission voted 3-3 and the motion failed. (Ayes: Sheridan, Sturdivant, Quinn. Nays: Moore-Dudley, Kollar, Outling.)

Ms. Moore-Dudley moved to continue the case until the December 9, 2014 meeting, seconded by Mr. Kollar. The Commission voted 4-2 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Kollar, Quinn. Nays: Sturdivant, Outling.)

Counsel Jones advised Mr. McKee that because the property is in the historic district, any exterior work and/or demolition has to go through the Historic Preservation Commission with a Certificate of Appropriateness.

Inspector Sheffield noted that this is considered to be a commercial property because there are three units in the building.

### ***RESCINDED CASES:***

#### **20. 1222 Summit Avenue** (Parcel 0028107) Jane Knight, Owner. Repaired by Owner. **(RESCINDED)**

Ms. Moore-Dudley moved to rescind 1222 Summit Avenue, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Outling, Quinn, Kollar, Moore-Dudley, Sturdivant. Nays: None.)

#### **21. 1543 McCormick Street** (Parcel #0008852) Keith Pearson, Owner. Repaired by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 1543 McCormick Street, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Outling, Quinn, Kollar, Moore-Dudley, Sturdivant. Nays: None.)

#### **22. 314 Aloe Road** (Parcel 30074532) Bank of America, Owner. Demolished by Owner. **(RESCINDED)**

Ms. Moore-Dudley moved to rescind 314 Aloe Road, seconded by Mr. Outling. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Outling, Quinn, Kollar, Moore-Dudley, Sturdivant. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:05 p.m.

Respectfully submitted,

Ellen Sheridan,  
Acting Chairwoman, City of Greensboro Minimum Housing Standards Commission

ES:sm/jd